

8 Taney Land Limited

Directors' report and unaudited financial statements
for the year ended 31 December 2025

Registered number 635270

8 Taney Land Limited

Contents	Page
Directors and other information	2
Directors' report	3 - 4
Directors' responsibilities statement in respect of the directors' report and to the financial statements	5
Statement of Comprehensive Income	6
Statement of Financial Position	7
Statement of Changes in Equity	8
Notes to the financial statements	9 - 12

8 Taney Land Limited

Directors and other information

Directors	Anthony Noonan Eoin Donellan
Registered office	Ground Floor 27 Merrion Square Dublin 2 Ireland
Company Number	635270
Company Secretary	CSC Finance Holding Ireland Limited 2 nd Floor 1-2 Victoria Buildings Haddington Road Dublin 4 Ireland
Bankers	HSBC Continental Europe (Ireland Branch) 1 Grand Canal Square Grand Canal Harbour Dublin 2 Ireland

8 Taney Land Limited

Directors' report

The directors present the annual report and unaudited financial statements of 8 Taney Land Limited ("the Company") for the year ended 31 December 2025, in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101"), and with the Companies Act 2014.

Principal activities, business review and future developments

The Company was established to carry out a trade of dealing in and developing land. The directors do not expect this to change in the foreseeable future.

Going concern

The directors have a reasonable expectation that the Company, with continued support in place from its immediate parent, by means of an intergroup loan has adequate resources to continue in operational existence for the foreseeable future. Thus, they have adopted the going concern basis in preparing the annual financial statements.

Principal risks and uncertainties

The Company's activities expose it to several financial risks including credit risk, cash flow risk and liquidity risk.

Results and dividends

The results for the year are set out on page 6. The directors do not recommend the payment of a dividend. The directors consider the performance of the Company to be in line with expectations.

Directors, secretary and their interests

The directors who held office at 31 December 2025 are Anthony Noonan and Eoin Donellan. Both directors served for the entire year unless otherwise indicated.

The directors who held office at 31 December 2025 had no interests in the shares in, or debentures or loan stock of, the Company or group companies.

Political contributions

The Electoral Act 1997 (as amended by the Electoral Amendment Political Funding Act 2012) requires companies to disclose all political contributions over €200 in aggregate made during a financial year. The directors, on enquiry, have satisfied themselves that no such contributions in excess of this amount have been made by the Company during the financial year ended 31 December 2025 (2024: None).

Accounting records

The directors are responsible for ensuring that proper accounting records, as outlined in Sections 281 to 285 of the Companies Act 2014, are kept by the Company. The measures taken by directors to ensure compliance with the Company's obligation to keep proper account records are the use of appropriate systems and procedures and by employing a service provider with appropriate expertise and by providing adequate resources to the financial function. The service provider is responsible for the preparation and maintenance of the accounting records. The accounting records are kept at 27 Merrion Square, Dublin 2.

8 Taney Land Limited

Directors' Report *(continued)*

Significant events during the year

There were no significant events affecting the Company during the financial year.

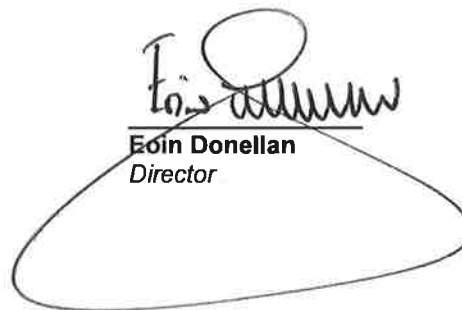
Post balance sheet events

No significant events occurred since the balance sheet date which require adjustment to, or disclosure in the financial statements.

The financial statements were approved by the Board of Directors on 28 January 2026 and signed on its behalf by:



Anthony Noonan
Director



Eoin Donellan
Director

8 Taney Land Limited

Directors' responsibilities statement in respect of the directors' report and to the financial statements

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with FRS 101 *Reduced Disclosure Framework*.


Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities, and financial position of the Company and of its profit or loss for that year. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and profit or loss of the Company and enable them to ensure that the financial statements comply with the Companies Act 2014. They are responsible for such internal controls as they determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities. The directors are also responsible for preparing a directors' report that complies with the requirements of the Companies Act 2014.

On behalf of the board:


Anthony Noonan
Director


Eoin Donellan
Director

28 January 2026

8 Taney Land Limited

Statement of Comprehensive Income

for the year ended 31 December 2025

		Year ended 31 December 2025	Year ended 31 December 2024
	Notes	€	€
Interest Income		4	-
Administrative expenses	2	(7,160)	(8,300)
Profit/(loss) on ordinary activities before taxation		(7,156)	(8,300)
Tax on profit/(loss) on ordinary activities	3	-	-
Total comprehensive income		(7,156)	(8,300)

All items dealt with in arriving at the result for the financial year ended 31 December 2025 and the financial year ended 31 December 2024 related to continuing operations. The Company generated no trading income during the year. The only income recognised relates to interest earned on cash deposits.

The accompanying notes form an integral part of these financial statements.

8 Taney Land Limited

Statement of Financial Position

As at 31 December 2025

		31 December 2025 €	31 December 2024 €
Current assets			
Cash and cash equivalents	4	641	1,662
Other Receivables	5	1	1
		<u>642</u>	<u>1,663</u>
Creditors: Amounts falling due within one year	6		
Trade and other payables		6,432	5,509
		<u>(5,790)</u>	<u>(3,846)</u>
Net Current Assets/(Liabilities)			
Creditors: Amounts falling due after more than one year	7		
Amounts due to group company		22,613	17,401
		<u>(28,403)</u>	<u>(21,247)</u>
Net Assets/(Liabilities)			
Equity			
Share capital presented as equity	8	1	1
Profit and loss account		(28,404)	(21,248)
		<u>(28,403)</u>	<u>(21,247)</u>
Total equity		<u>(28,403)</u>	<u>(21,247)</u>

The accompanying notes form an integral part of these financial statements.

We, as directors of 8 Taney Land Limited, state that:


(a) the Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

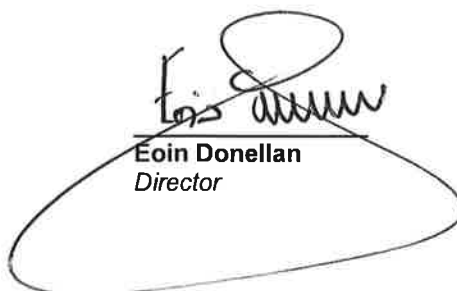
(b) the Company is availing itself of the exemption on the grounds that the conditions specified in s.358 are satisfied,

(c) the shareholders of the Company have not served a notice on the company under s.334(1) in accordance with s.334(2),

(d) we acknowledge the Company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the Company at the end of its financial year and of its profit or loss for such a year and to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the Company,

On behalf of the board:


Anthony Noonan
Director


Eoin Donellan
Director

Date: 28 January 2026

8 Taney Land Limited

Statement of Changes in Equity for the year ended 31 December 2025

	Share capital €	Profit and loss account €	Total €
Balance as at 1 January 2025	1	(21,248)	(21,247)
Profit/(loss) for the year	-	(7,156)	(7,156)
Balance as at 31 December 2025	1	(28,404)	(28,403)
Balance as at 1 January 2024	1	(12,948)	(12,947)
Profit/(loss) for the year	-	(8,300)	(8,300)
Balance as at 31 December 2024	1	(21,248)	(21,247)

The accompanying notes form an integral part of these financial statements.

8 Taney Land Limited

Notes

forming part of the financial statements

1 Accounting policies

8 Taney Land Limited ("the Company") is a private company limited by shares and incorporated, domiciled and registered in Ireland. The address of its registered office is Ground Floor, 27 Merrion Square, Dublin 2, Ireland and the company registration number is 635270.

Basis of preparation

The functional and presentational currency used in the financial statements is Euro, denoted by the symbol €.

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101"). There have been no material departures from the standards. The presentation currency of these financial statements is Euros.

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with the Companies Act 2014 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

In these financial statements, the Company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- Presentation of a cash flow statement,
- Disclosures in respect of capital management,
- The effects of new but not yet effective IFRSs, and
- Disclosures in respect of the compensation of key management personnel.

The accounting policies set out below have, unless otherwise stated, been applied consistently in these financial statements.

Measurement convention

The financial statements are prepared on the historical cost basis.

Accounting estimates and judgement

No judgements have been made by the directors in the application of these accounting policies that have a significant effect on the financial statements and there are no estimates with a significant risk of material adjustment in the next year.

8 Taney Land Limited

Notes to the financial statements (*continued*)

1 Accounting policies (*continued*)

Taxation

Current tax is provided on the Company's taxable profits at amounts expected to be paid using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Non-derivative financial instruments

Trade and other receivables

Trade and other receivables are initially measured at fair value and are thereafter measured at amortised cost using the effective interest method less any provision for impairment.

Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Cash and cash equivalents

Cash and cash equivalents include cash in hand and deposits held at call with banks which are subject to insignificant risk of changes in their fair value.

Impairment excluding assets under development and deferred tax assets

Financial assets (including trade and other debtors)

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Interest on the impaired asset continues to be recognised on the net carrying amount. For financial instruments measured at cost less impairment, impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Company would receive for the asset if it were to be sold at the reporting date. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

8 Taney Land Limited

Notes to the financial statements (*continued*)

2. Administrative expenses

	Year ended 31 December 2025	Year ended 31 December 2024
	€	€
Professional Services Fees	3,125	3,997
Bank Charges	3,123	3,002
Interest on Intergroup Loans	912	1,301
	<u>7,160</u>	<u>8,300</u>

This is stated after charging/(crediting):

Directors Remuneration	-	-
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3. Taxation

	Year ended 31 December 2025	Year ended 31 December 2024
	€	€
Analysis of tax charge for the financial year		
Irish corporation tax based on loss for the year	-	-

The differences between the total current tax shown above and the amount calculated by applying the standard rate of Irish corporation tax (12.5%) to the loss before tax is as follows

Loss on ordinary activities before tax	<u>(7,156)</u>	<u>(8,300)</u>
Loss on ordinary activities multiplied by the standard rate of tax for the financial year of 12.5%	(895)	(1,038)
<i>Effects of:</i>		
Losses not utilised	895	1,038
Current tax for the financial year	<u>-</u>	<u>-</u>

4. Cash and cash equivalents

	31 December 2025	31 December 2024
	€	€
Cash and cash equivalents	<u>641</u>	<u>1,662</u>
	<u>641</u>	<u>1,662</u>

As at 31 December 2025 and 31 December 2024, the Company held all its cash with HSBC Continental Europe (Ireland branch) (Moody's rating: Aa3) (2024: A1).

5. Other Receivables

	31 December 2025	31 December 2024
	€	€
Share Capital Receivable	1	1
	<u>1</u>	<u>1</u>

8 Taney Land Limited

Notes to the financial statements (*continued*)

6. Creditors amounts falling due within one year

	31 December 2025	31 December 2024
	€	€
Trade and other payables	6,432	5,509
	<u>6,432</u>	<u>5,509</u>

7. Creditors amounts falling due after more than one year

	31 December 2025	31 December 2024
	€	€
Amounts due to group company (Note 9)	22,613	17,401
	<u>22,613</u>	<u>17,401</u>

8. Called up share capital presented as equity

	31 December 2025	31 December 2024
	€	€
Authorised share capital		
100,000 ordinary shares of €1	<u>100,000</u>	<u>100,000</u>
Issued, allotted, called up and unpaid:		
1 ordinary share of €1	<u>1</u>	<u>1</u>

9. Related party transactions

The immediate parent of the Company, being OCM EmRu Debtco Designated Activity Company, provided intergroup loans to cover the operating costs incurred during the year. Interest is payable on the loan at a fixed rate of 5%. The loan is due to mature on the 30 April 2028. The total amount of the loans during the period was €4,300 (2024: €6,500). The total amount due at the end of the period was €22,613 (2024: €17,401) including Principal of €20,400 (2024: €16,100) and Interest of €2,213 (2024: €1,301).

10. Significant events during the year

There were no significant events affecting the Company during the financial year.

11. Subsequent events

There were no significant events affecting the Company since the end of the financial year.

12. Controlling party

The shares issued are held by OCM EmRu Debtco Designated Activity Company. The ultimate beneficial owners of the Company are Oaktree Opportunities Fund IX, L.P (Cayman), Oaktree Opportunities Fund IX (Parallel), L.P (Cayman), Oaktree Opportunities Fund IX (Parallel 2), L.P (Cayman), Oaktree Opportunities Fund X, L.P (Cayman), Oaktree Opportunities Fund X (Parallel), L.P (Cayman), Oaktree Opportunities Fund X (Parallel 2), L.P (Delaware) and Oaktree Huntington Investment Fund II, L.P – Class A (Delaware). The Directors have considered the issue of control and have determined that the control of the Company rests with the Board of Directors.

13. Approval of the financial statements

The board of directors approved the financial statements on 28 January 2026.